ALEXANDRIA TOWNSHIP COMMITTEE MEETING MINUTES February 10, 2016

This meeting was advertised in the Hunterdon County Democrat, and notice posted in the Alexandria Township Municipal Offices and the Alexandria Township Website, (www.alexandrianj.gov) as required by the Open Public Meetings Act.

Meeting Called to order at 7:48 PM.

ROLL CALL:

PRESENT: Comm. Garay, Comm. Abraham, Mayor Pfefferle, Attorney Dragan

ABSENT: None

FLAG SALUTE:

Mayor Pfefferle introduced Kingwood Township Mayor Diane Haywood. Mayor Haywood discussed an ordinance that Kingwood Township has adopted regarding regulations on fracking of natural gas and the impact of it on our water supply. Mayor Haywood is looking for support from the surrounding communities and for their adoption of a similar ordinance. Township Clerk Michele Bobrowski forwarded a copy of the ordinance to the Alexandria Township Environmental Commission Chair Jay Arancio for their review.

COMMITTEE REPORTS:

• ENVIRONMENTAL COMMISSION REPORT:

Chair Jay Arancio was present and introduced himself to the Township Committee as the newly appointed Chair for the Environmental Commission for 2016. He is excited about projected events for this year with the Sustainable NJ Green Team.

• FARMLAND/OPEN SPACE:

Chair Fritsche was present. Chair Fritsche had the following updates on properties going into preservation:

- 1.) Wilson-This application is on the County AG Board agenda for tomorrow night. County has issues with the 2 acre exception area. The County wants the exception area in a different location;
- 2.) Kluber-Application is waiting on certification of the appraised value;
- 3.) Case-Application is a 164 acre property up for consideration in the State program;
- 4.) Zander-Application is almost near completion. The final resolution notes a strange exception area and the way it is laid out. Twp. Atty. Dragan noted that the closing package is at the State;
- 5.) Diocese of Metuchen-Draft agreement has been prepared by Twp. Atty. Dragan and will be reviewed in Executive Session by the Township Committee.

• PARK & RECREATION REPORT:

Chair Tufaro was present. Park/Rec received 4 quotes for lawn/weed maintenance for parking lots, in front of the municipal building, playground and soccer fields. A company was selected and quotes will be forwarded to the Township Clerk. Will treat in spring and fall. Wanted to aerate in front of the soccer field and the municipal building but the cost was significant and the DPW is not sure if they have the time but a Saturday maybe possible. Voted to purchase a plaque for Brunner Pond in memory of Mr. Brunner who passed away. Fishing derby will be mid-April. Township Clerk Bobrowski will follow up on the missing plaque to be placed at the park barn.

• ROAD CHAIRMAN'S REPORT:

Chair Garay read the following report prepared by DPW Foreman Glenn Griffith:

Time frame of this report Jan. 21 to Feb. 8

Snow events:

Jan. 23 and 24

Snow accumulation, 30"

Work after the storm:

Grader was out benching the snow banks on the sides of the roadway.

Backhoe and wheel loader were out pushing back intersections, cul-de-sac

Opening inlets for snow melt

Feb. 3 heavy rain with snow melt caused light flooding throughout the Twp.

Feb. 5 Lt. Snow, salting event

Equipment maintenance-ongoing

Pot hole repairs-ongoing

PUBLIC COMMENT FOR AGENDA RELATED MATTERS ONLY:

Resident Curtis Schick noted that he is upset that the Pepe buildings will be torn down and feels that the structures could still be used. Comm. Garay did a tour of the Pepe property with DPW Foreman Griffith and noted that the existing barn is a hazard and that there is no use for the barn. Resident Schick noted that the house is solidly constructed and could be used for a low income family. Comm. Abraham noted that all the plumbing and the electric including the main stack was removed from the home. House would need to be rehabbed to bring it to code which is cost prohibitive.

Resident Ed Matko questioned the housing project on Route 513 by Gallmeier Road. Mayor Pfefferle noted that the two homes are being built by The Arc of Hunterdon and that each home will be a group home. There is no development being built. There are 4 units in each home. There is a third lot still available for a third group home. Park/Rec Chair Tufaro asked that when the Pepe buildings are torn down if some structures at the park could be torn down as well while the DPW has the equipment. Park/Rec will make a list of dilapidated structures to be demolished at the park.

OLD BUSINESS:

- Ordinance 2015-007 10 Ton Weight Limit Hog Hollow Road-NJ DOT Approval The NJ DOT approved the ordinance that was adopted by the Township Committee and signs can be installed on Hog Hollow Road to enforce the new weight limit.
 - FEMA-Hurricane Irene Reimbursement

All paperwork was submitted to FEMA and deemed complete.

• Authorization for Hatch Mott MacDonald and the Alexandria Township Department of Public Works to spend balance of \$18,615.00 for B-7, L-23 Property Remediation and Demolition (Pepe Property)

Comm. Abraham made a motion, seconded by Comm. Garay to authorize Hatch Mott MacDonald and the Alexandria Township DPW to spend the balance of \$18,615.00 for the property remediation and demolition to the Pepe Property.

Roll Call: Aye: Garay, Abraham, Pfefferle

Nay: None Abstain: None

Motion Carried

NEW BUSINESS:

• Participation in the New Jersey Tree Recovery Campaign Comm. Abraham made a motion, seconded by Comm. Garay for the Township to participate in this free program.

Roll Call: Aye: Garay, Abraham, Pfefferle

Nay: None Abstain: None

Motion Carried

• Appointment of a Municipal Coordinator for the Hunterdon County Senior, Disabilities, and Veterans Group

Coordinator will work as a liaison between the Township and the County. Will see if anyone in the Community is interested. Will post on Township website.

• Kingwood Township Committee request for discussion on possible Ordinance for Regulations Banning Hydraulic Fracturing

Township Committee has asked the Alexandria Township Environmental Commission to review the Ordinance that Kingwood Township adopted.

• Resolution 2016-039 2016 Gypsy Moth Spray Program

Comm. Garay made a motion, seconded by Comm. Abraham to approve Resolution 2016-039.

Roll Call: Aye: Garay, Abraham, Pfefferle

Nay: None Abstain: None

Motion Carried

RESOLUTION 2016 -039 OF THE TOWNSHIP OF ALEXANDRIA, COUNTY OF HUNTERDON, STATE OF NEW JERSEY 2016 GYPSY MOTH SPRAY PROGRAM

WHEREAS, the gypsy moth *Lymantria dispar*, has been found heavily defoliating tree and plant growth in the Township of Alexandria; and

WHEREAS, continued destruction of foliage may result in loss of valuable forest lands and trees; and

WHEREAS, the Township Committee of the Township of Alexandria has determined that a gypsy moth control program should be instituted with the State of New Jersey Department of Agriculture and that application for any Federal or State funds available be authorized.

NOW THEREFORE BE IT HEREBY RESOLVED by the Township Committee of the Township of Alexandria that the gypsy moth is declared to be a public nuisance and the protection of vegetation or plant life therefrom is deemed to be a subject matter of public welfare, and that all measures deemed necessary, in compliance with the State of New Jersey Department of Agriculture recommendations, is hereby authorized to suppress this forest and shade tree pest.

I, Michele Bobrowski, Clerk of the Township of Alexandria, County of Hunterdon, State of New Jersey, do hereby certify that this Resolution was adopted by the municipal governmental body at an open public meeting which was duly advertised to the citizens of the municipality in accordance with the law, pursuant to the Open Public Meetings Act, N.J.S.A. 10:4-9.

I also certify that this municipality has, or will, comply with the notice provisions required by N.J.S.A. 4:7-39.

I further certify the above to be a true and correct copy of a resolution adopted by the Alexandria Township Committee at a regular meeting of that body held on February 10, 2016.

• Resolution 2016-040 Authorizing the Appointment of Various Personnel for the 2016 Gypsy Moth Spraying Program

Comm. Garay made a motion, seconded by Comm. Abraham to approve Resolution 2016-040.

Roll Call: Aye: Garay, Abraham, Pfefferle

Nay: None Abstain: None

Motion Carried

RESOLUTION 2016 -040 OF THE TOWNSHIP OF ALEXANDRIA, COUNTY OF HUNTERDON, STATE OF NEW JERSEY AUTHORIZING THE APPOINTMENT OF VARIOUS PERSONNEL FOR THE PURPOSE OF ADMINISTRATING THE 2016 GYPSY MOTH SPRAYING PROGRAM WITHIN THE TOWNSHIP OF ALEXANDRIA

WHEREAS, the Township of Alexandria has determined that it will participate in the State of New Jersey Gypsy Moth Suppression Program;

WHEREAS, the State requires the Township of Alexandria to appoint various personnel for the implementation of the program within the Township; and

WHEREAS, the following personnel are appointed to the following positions:

Donna Michelle Garay-Program Supervisor Michele Bobrowski-Document Coordinator Glenn Griffith-Workforce Contact

NOW, THEREFORE BE IT RESOLVED that the Mayor and the Township Committee of the Township of Alexandria Township, County of Hunterdon, State of New Jersey authorize the appointment of the above personnel until the completion of the program.

• Resolution 2016-041 Tax Refund B-16, L-11.12

Comm. Garay made a motion, seconded by Comm. Abraham to approve Resolution 2016-041.

Roll Call: Aye: Garay, Abraham, Pfefferle

Nay: None Abstain: None

Motion Carried

RESOLUTION 2016 -041 OF THE TOWNSHIP OF ALEXANDRIA, COUNTY OF HUNTERDON, STATE OF NEW JERSEY REFUND OF TAXES B-16, L-11.12

WHEREAS, a homestead rebate credit was received in 2015 for filing year 2012 for property known as Block 16 Lot 11.12, Assessed Owners: William and Eileen Mansfield; and

WHEREAS, said property was tax exempt for the year 2015 resulting in an overpayment on said tax account for 2015; and

WHEREAS, the NJ Division of Taxation has confirmed that the property owner was entitled to the 2012 benefit amount of \$600.15 and should be refunded same;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Committee of the Township of Alexandria, County of Hunterdon, State of New Jersey, that the Chief Financial Officer be directed to issue a refund check in the amount of \$600.15 to: William and Eileen Mansfield, 3 Sunshine Drive, Pittstown NJ 08867

BE IT FURTHER RESOLVED that a certified copy of this Resolution be provided to the Tax Collector and Chief Financial Officer.

• Resolution 2016-042 Redemption Refund to Stephen Potter, B-23, L-2 Comm. Garay made a motion, seconded by Comm. Abraham to approve Resolution 2016-042.

Roll Call: Aye: Garay, Abraham, Pfefferle

Nay: None Abstain: None

Motion Carried

RESOLUTION 2016 -042 OF THE TOWNSHIP OF ALEXANDRIA, COUNTY OF HUNTERDON, STATE OF NEW JERSEY FOR REDEMPTION REFUND TO STEPHEN POTTER FOR B-23, L-2

WHEREAS, Tax Sale Certificate #2015-004 for Block 23 Lot 2, 34 Senator Stout Rd., Assessed Owner: Goodwin, Laurence Jr. & Janet Felz, was assigned to Stephen J. Potter on 1/6/16; and

WHEREAS, certified funds have been received by Laurence Goodwin Jr. for redemption of said lien as of 2/10/16;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Committee of the Township of Alexandria, County of Hunterdon, State of New Jersey, that the Chief Financial Officer be authorized to issue a refund check in the amount of \$20,174.64 to: Stephen J. Potter, 10 Alexandria Overlook, Milford NJ 08848;

BE IT FURTHER RESOLVED that a certified copy of this Resolution be provided to the Tax Collector and Chief Financial Officer.

• Ordinance 2016-1 Establishing a Speed Limit on Senator Stout Road-*I*st *Reading* Township Committee will combine all three speed limit ordinances for Rick, Woolf and Senator Stout Road into one. Will table Ordinance 2016-1 for the March 9th meeting.

ENGINEER'S REPORT:

Mayor Pfefferle read the following report prepared by Township Engineer Robert O'Brien

- **1.**) Alexandria Estates (Toll Brothers) Inlet Repairs: Eric Betz (Vice President, Subdivision Manager) and I will be attending the March 9, 2016 Township Committee meeting to review this issue.
 - **2.**) Garage Site Remediation/LSRP: Ongoing
- 02/01/16 A 1st Quarter 2016 annual sampling event is proposed, as 2016 data will determine the most cost effective approach, as several potential remedial options exist which will be evaluated prior to the next NJDEP regulatory deadline. A subsequent March 2016 Client Summary/Strategy Report and Updated Budget Forecast/Proposal is proposed to summarize the evaluation of the most current data, the development of a draft permit application, final sampling and fee requirements, a final remedial strategy, and an update of the 2016 budget forecast.

A 2016 Budget Estimate for Environmental Services will be forwarded to the Committee under separate cover.

3.) Pepe Property Environmental Investigation:

No Update

- **4.)** Road Evaluation:
- 01/30/16 Reviewing requirement for DOT approval of new ordinances/speed limits.
 - **5.)** DPW Pole Building:
- 01/30/16 DPW Storage Building Plan to advertise bid on Thursday, February 11th and open bids on Thursday, March 3rd.
 - **6.)** Schoolhouse Road:

Letter Attached to Report

APPROVAL OF MINUTES:

• January 6, 2016 Re-Org Meeting

• January 6, 2016 Township Committee Meeting

• January 6, 2016 Executive Session

• January 20, 2016 Special Meeting Minutes

• January 20, 2016 Special Meeting Executive Session Minutes

Comm. Garay made a motion, seconded by Comm. Abraham to approve the above Township Meeting Minutes and Executive Session Meeting Minutes.

Roll Call: Aye: Garay, Abraham

Nay: None

Abstain: Pfefferle

Motion Carried

BILL LIST:

Comm. Abraham made a motion, seconded by Comm. Garay to approve the following bill list.

Roll Call: Aye: Garay, Abraham, Pfefferle

Nay: None

Motion Carried

Current Fund

Current Fund	
1.) Budget and Appropriation Reserves	\$61,704.82
Other Trust Fund:	
1.) Reserves	1,094.00
2.) Grants	3,243.50
General Capital Fund	
1.) Ordinances	3,323.40
COAH	
Farm Preservation	
1.) Budget and App. Reserves	220.00
Dog Fund	2,019.88
Developers Escrow	
1.) Bank of America	

TOTAL: \$ 71,605.60

Other disbursements

2.) Fulton Bank3.) Hopewell Valley

- 1.) Regional High School
- 2.) Local School

\$ 736,156.18

Total payments presented to the Township Committee \$807, 761.78

PUBLIC COMMENT ON GENERAL MATTERS:

Resident Curtis Schick asked that all necessary permits be obtained prior to the demolition of the Pepe home.

CORRESPONDENCE:

- A public hearing will be held on Monday, February 22, 2016 from 4:30-5:30 PM at the Hunterdon County Complex, Bldg. # 1, 314 State Route 12, Flemington, NJ 08822 to discuss the Notice of Filing of a Joint Petition for approval of the merger of the Southern Company and AGL Resources Inc. d/b/a Elizabethtown Gas. A copy of the notice can be found at www.elizabethtowngas.com.
- Hunterdon County has responded to citizen comments in regards to updating the Open Space Trust Fund Plan. The County has reached many of its goals and recommendations made in the 2000 Open Space Trust Fund Plan. The updated Open Space Trust Fund Plan now under consideration proposes no changes to the existing grant programs or the use of the Trust Fund and gives the Board of Chosen Freeholders no additional authority to utilize the Trust Fund monies beyond what was authorized through the 2008 ballot referendum. The newly revised final draft of the Trust Plan will be introduced by the Board of Chosen Freeholders in February. The draft Trust Plan is intended to secure the continued success of existing programs. Additional information can be found on the County's Open Space Trust Fund website: http://www.co.hunterdon.nj./openspac.htm.

Comm. Abraham made a motion, seconded by Comm. Garay to move to Executive Session.

Roll Call: Aye: Garay, Abraham, Pfefferle

Nay: None Abstain: None

Motion Carried

Motion to Approve Open Public Meeting Resolution for EXECUTIVE SESSION:

Open Public Meetings Act RESOLUTION- Executive Session

WHEREAS, N.J.S.A. 2:4-12, Open Public Meetings Act, permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist:

NOW, THEREFORE, BE IT RESOLVED by the Township of Alexandria, County of Hunterdon, State of New Jersey, as follows:

	ablic shall be excluded from discussion of the hereinafter specified subject matters. eneral nature of the subject matter to be discussed is as follows:
	A confidential or excluded matter under Federal or State Law or Court Rule.
	A matter involving information that may impair the Township's rights to receive funds from the United States Government.
	A matter constituting an unwarranted invasion of an individual's privacy rights.
	Collective Bargaining Agreement or negotiation of the Agreement.
X_	Matters involving the purchase, lease or acquisition of real property with public funds which it could adversely affect the public interest if discussion were disclosed.
	Mt. Laurel Housing Peacefield Janssen Farm-Farmland Preservation (B-15, L-10)
	Tactics and techniques to protect the safety and property of the public, including investigations of violations or potential violations of the law.
_X	Pending or anticipated litigation or contract negotiations in which the public body is or may become a party.
	Carla Katz Tax Settlement B- 2, L- 2.01 DPW Contract Alexandria Township-Agricultural Lease/Maintenance Agreement for B-11, L-16
_X	Matters falling within the attorney-client privilege. Boyden Stretch Bond Release
X_	Personnel matters involving a specific employee or officer of the Township. Township Committee Meetings CFO Interviews
	Deliberations of the Township occurring after a public hearing that may result in the imposition of a specific penalty or suspension or loss of a license or permit.
	nticipated at this time that the above matter will be made public: at the conclusion litigation and at such time as attorney client confidentiality is no longer needed to

The executive session minutes will be placed on file in the township clerk's office, and

will be available to the public as provided for by New Jersey law.

protect confidentiality and litigation strategy.

4.

Comm. Abraham made a motion, seconded by Comm. Garay to return to Public Session.

Roll Call: Aye: Garay, Abraham, Pfefferle

Nay: None Abstain: None

Motion Carried

MOTIONS FROM EXECUTIVE SESSION:

Comm. Abraham made a motion, seconded by Comm. Garay to release \$1,000.00 in escrow monies to Boyden Stretch.

Roll Call: Aye: Garay, Abraham, Pfefferle

Nay: None Abstain: None

Motion Carried

Comm. Abraham made a motion, seconded by Comm. Garay to establish an escrow account for Mt. Laurel Housing in the amount of \$5,000.00.

Roll Call: Aye: Garay, Abraham, Pfefferle

Nay: None Abstain: None

Motion Carried

Comm. Garay made a motion, seconded by Comm. Abraham to approve the Farm Lease Agreement between Hahola Farms and the Township of Alexandria for the Diocese of Metuchen.

Roll Call: Aye: Garay, Abraham, Pfefferle

Nay: None Abstain: None

Motion Carried

Comm. Abraham made a motion, seconded by Comm. Garay to approve Resolution 2016-043.

Roll Call: Aye: Garay, Abraham, Pfefferle

Nay: None Abstain: None

Motion Carried

RESOLUTION 2016-043 TOWNSHIP OF ALEXANDRIA, COUNTY OF HUNTERDON, STATE OF NEW JERSEY AUTHORIZING THE TOWNSHIP SPECIAL TAX APPEAL ATTORNEY TO ENTER INTO A STIPULATION OF SETTLEMENT FOR TAX APPEALS CAPTIONED KATZ VS. ALEXANDRIA TOWNSHIP, DOCKET NO. 009781-2015.

WHEREAS, Carla Katz ("Taxpayer"), the owner and taxpayer of the property located at 252 Myler Road, Block 2, Lot 2.01 on the Township of Alexandria's Tax Assessment Maps (the "Property"), filed an Appeal of her 2015 tax assessment in the Tax Court of New Jersey, Docket Nos. 009781-2015; and

WHEREAS, the Mayor and Township Committee met and considered the aforesaid tax appeals and the recommendations of its Tax Assessor and Special Tax Appeal Attorney; and

WHEREAS, the property was assessed at a total tax assessment of \$1,428,700 in 2015; and

WHEREAS, acceptable settlements of the aforesaid tax appeals have been negotiated which settlement results in a reduction of the 2015 assessment, as more specifically set forth in the Stipulation of Settlement reviewed by the Mayor and Committee; and

WHEREAS, the settlement results in the 2015 total tax assessment being reduced from \$1,428,700 to a reduced total tax assessment of \$1,200,000; and

WHEREAS, the Taxpayer has agreed to waive the payment of interest on any refunds provided any refunds are paid within 60 days of judgment; and

WHEREAS, the Taxpayer is currently in arrears on her taxes and therefore in the event the tax arrearages are not paid any reduction in taxes shall be in the form of a credit against delinquent taxes and not a refund; and

WHEREAS, the Township Tax Assessor has reduced the 2016 total tax assessment as part of her reassessment program to a total tax assessment of \$1,182,800 and the Taxpayer has agreed that it may file an appeal in 2016 only for the purpose of obtaining a judgment affirming the \$1,182,800 assessment; and

WHEREAS, the aforesaid reduction has no general application to other properties within the Township because of the aforesaid specific fact situation; and

WHEREAS, the Township will make this settlement with Carla Katz without prejudice to its dealings with any other Township taxpayer's request for tax assessment reduction;

WHEREAS, the Mayor and Committee have reviewed a copy of the proposed Stipulation of Settlement in this matter;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Committee of the Township of Alexandria, County of Hunterdon, State of New Jersey, as follows:

- The Township's Special Tax Appeal Attorney is hereby authorized to execute a Stipulation of Settlement relative to the tax appeal of Carla Katz, Docket No. 09781-2015; which settlement is more specifically described in the annexed Stipulation of Settlement.
- The settlement outlined above shall be without prejudice to the Township of Alexandria's dealings with any other Township taxpayers' request for tax assessment reductions.
- The Tax Assessor is directed to allocate the settled amounts of the assessments between land and improvements in a manner which is in the best interests of the Township of Alexandria.

 A certified copy of this Resolution and the Annexed Stipulation of Settlement shall be provided to the Chief Financial Officer, Tax Assessor and Special Tax Appeal Attorney.

EXECUTIVE SESSION:

The following matters were discussed in Executive Session:

• Mt. Laurel Housing/Attorney-Client Privilege:

Township Committee needs to authorize the establishment of an escrow account in the amount of \$5000.00.

• DPW Contract/Contract Negotiations:

Matter to stay in Executive Session

• Carla Katz Tax Settlement B- 2, L- 2.01/Contract Negotiations:

Stipulation of Settlement was prepared by Tax Atty. Martin Allen. Township Committee reviewed.

• Peacefield Janssen Farm-Farmland Preservation (B-15, L-10)/Land Acquisition:

Matter to stay in Executive Session

• Agricultural Lease/Maintenance Agreement for B-11, L-16-Diocese of Metuchen/Contract Negotiations:

Some minor changes were made by Twp. Atty. Dragan and Open Space Chair Fritsche. The Township Committee reviewed the agreement.

• Boyden Stretch/Attorney-Client Privilege:

Township Committee will release the bond.

• CFO Position/Personnel:

Township will move forward with hiring Chris Hart as CFO. Mr. Hart will be paid an annual salary of \$30,000.00 with a \$5,000.00 bonus upon obtaining a QPA certification.

MOTION TO ADJOURN

Comm. Abraham made a motion, seconded by Comm. Garay to adjourn.

Roll Call: Aye: Garay, Abraham, Pfefferle

Nay: None Abstain: None

Motion Carried

Meeting Adjourned at 9:37 PM.

Respectfully Submitted: Michele Bobrowski, RMC Township Clerk
I hereby certify that I have reviewed these Minutes of the Township Committee Meeting of February 10, 2016 and certify that said Minutes were approved unanimously by the Township on the 9th day of March 2016.
Dated:

R. Christian Pfefferle, Mayor